



For Sale

1101 W Melinda Lane
Building A, Phoenix, AZ 85027

Matt Fitz-Gerald
Senior Vice President
+1 602 222 5178
matt.fitz-gerald@colliers.com

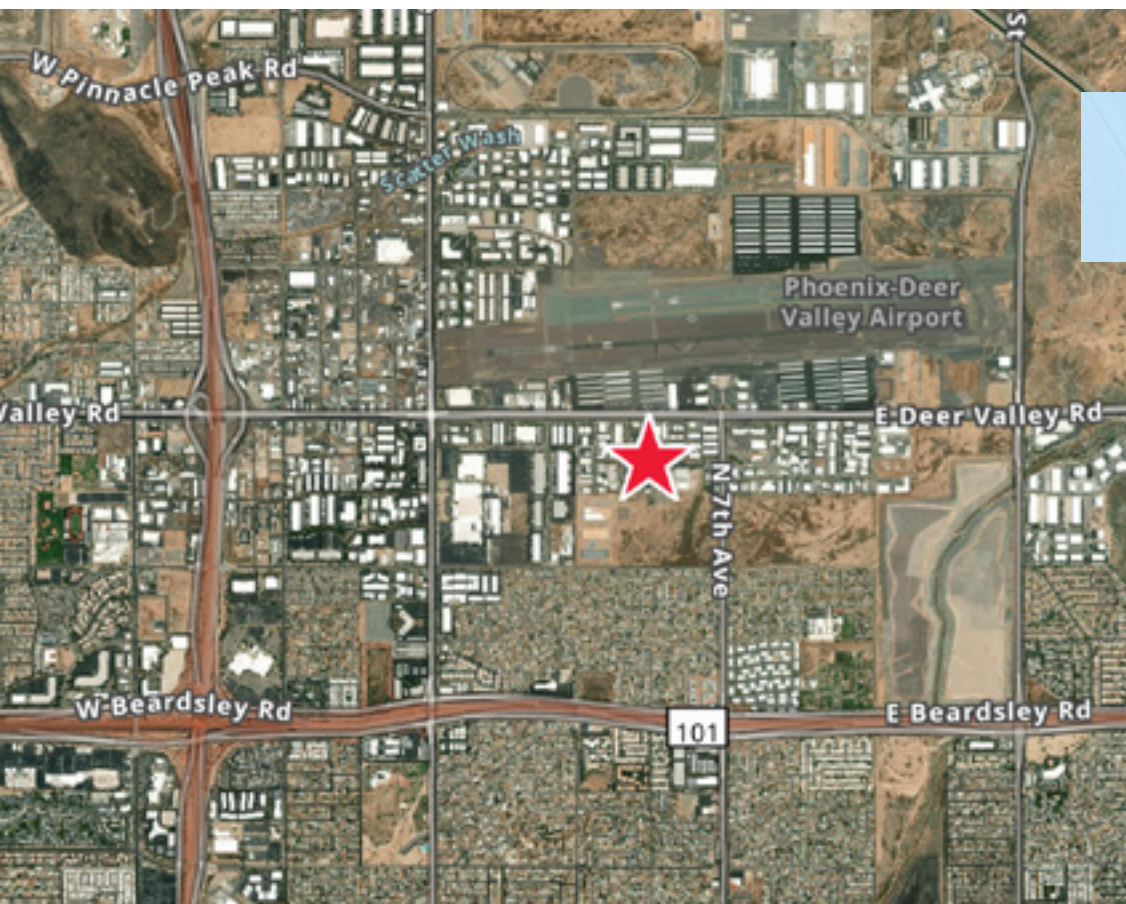


Colliers
2390 E Camelback Rd, Ste 100
Phoenix, AZ 85016
+1 602 222 5000
colliers.com/arizona



Site Information:

- Price: \$1,240,500 (\$300/sf)
- Building: 4,135 sf
- Site: 0.26 AC or 11,400 sf
- Zoning: A-1, City of Phoenix
- Age: Built 1980
- Parking: 10 total spaces, 2.44/1,000 sf
- Building signage available
- Ceiling Height: 10' in office area and 12' in warehouse
- One existing roll-up door (10' w x 10' h)
- Power: 120/208v single-phase 400 amp service



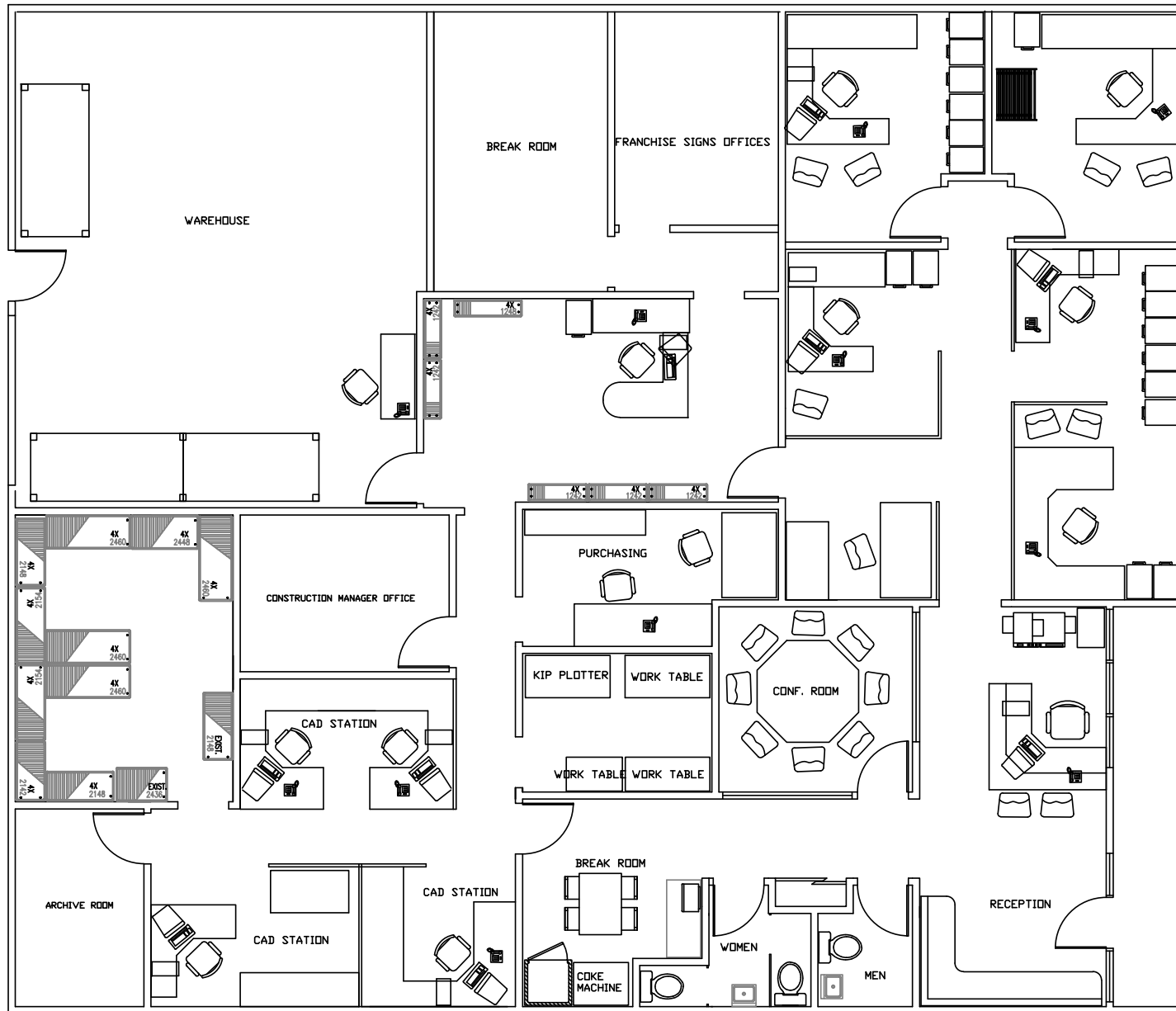
1101 W Melinda Lane
 Building A, Phoenix, AZ 85027

Location Highlights

- Located in an Opportunity Zone
- Easy access off I-17 freeway from Deer Valley Rd and Loop 101 from 7th Avenue
- Extremely close to Deer Valley Airport
- Numerous area amenities including Happy Valley Town Center and Norterra

1101 W Melinda Lane

Building A, Phoenix, AZ 85027



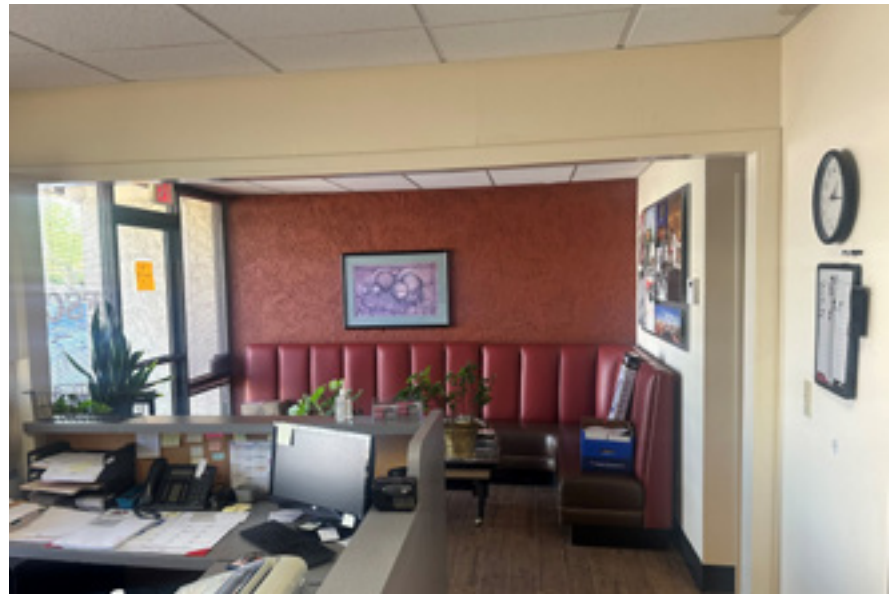
N
As Built
±4,135 sf



Exterior Photos



Interior Photos



1101 W Melinda Lane

Building A, Phoenix, AZ 85027

Demographics

5 mile radius

2024

Estimated Population	247,273
Median Age	37.9
Estimated Households	100,393
Average Household Size	2.45
Median Home Value	\$484,822
Daytime Population: Workers	129,099
Daytime Population: Residents	110,503
High School Graduates	34,521
College Graduates	41,834
Some College Experience	38,211

Traffic Counts

Building Type: **Industrial**
 RBA: **4,135 SF**
 Land Area: **.21 AC**
 Total Available: **4,135 SF**
 Warehouse Avail: **4,135 SF**
 Office Avail: -
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 West Deer Valley Road	N 9th Ave	0.02 E	2022	23,024	MPSI	.20
2 W Deer Valley Rd	N 14th Ave	0.02 E	2020	20,745	MPSI	.24
3 W Deer Valley Rd	N 14th Ave	0.02 E	2022	21,030	MPSI	.25
4 N 7th Ave	W Lone Cactus Dr	0.09 N	2022	12,898	MPSI	.31
5 Not Available	Not Available	0.00 No	2020	1,744	MPSI	.37
6 Not Available	Not Available	0.00 No	2020	1,487	MPSI	.38
7 W Rose Garden Ln	N 15th Ave	0.02 W	2022	3,683	MPSI	.44
8 North 7th Avenue	W Monona Dr	0.03 E	2020	13,764	MPSI	.50
9 North 7th Avenue	W Monona Dr	0.03 E	2022	13,583	MPSI	.50
10 W Rose Garden Ln	N 3rd Ave	0.03 E	2022	364	MPSI	.60



At Colliers, we are enterprising.


We maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.

Our expert advice to property occupiers, owners and investors leads the industry into the future. We invest in relationships to create enduring value. What sets us apart is not what we do, but how we do it. Our people are passionate, take personal responsibility and always do what's right for our clients, people and communities. We attract and develop industry leaders, empowering them to think and act differently to drive exceptional results. What's more, our global reach maximizes the potential of property, wherever our clients do business.

colliers.com

Matt Fitz-Gerald
Senior Vice President
+1 602 222 5178
matt.fitz-gerald@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International AZ, LLC.

Annual
Revenue
 \$4.4B

Countries we
operate in
 68

Assets under
management
 \$96B

Lease and sale
transactions
 46,000

Square feet
managed
 2B

Professionals
 22,000

Colliers
2390 E Camelback Rd., Ste 100
colliers.com/arizona
Direct: +1 602 222 5000

